



VICINITY MAP  
N.T.S.

PD NO. 889 TABULATIONS	
TOTAL SITE AREA	16.198 ACRES
LAND USE	MIXED USES
MIN. FRONT SETBACK: CENTRAL	5 FT
MIN. FRONT SETBACK: CARROLL	15 FT
MIN. FRONT SETBACK: ATOKA	15 FT
MIN. SIDE/REAR SETBACK	NONE
MIN. SURFACE PARKING SETBACK	10 FT
MAX. BUILDING HEIGHT	535 FT*
MAX. BUILDING STORIES	40
MAX. LOT COVERAGE	PER MU-3
MAX. TOTAL FAR	PER MU-3
MAX. RESIDENTIAL FAR	PER MU-3

\* SEE PD 889 FOR ADDITIONAL HEIGHT RESTRICTIONS

**NOTE:** THE GROSS BUILDING AREA MAY BE DISTRIBUTED ACROSS THE SITE WITHOUT RESTRICTION AND THE F.A.R. IS CALCULATED BASED UPON THE ENTIRE 16.198 ACRES, NOT LOT BY LOT.

**NOTE:** FINAL LOCATION OF INGRESS/EGRESS POINTS ON N. CENTRAL EXPRESSWAY TO BE DETERMINED BY TxDOT APPROVAL

PD 889 CONCEPTUAL PLAN



The Central  
Dallas, Texas

Job #: 19033.00  
Date: 11.07.19  
Drawn by: ELB, RR

Scale: 1"=60'-0"  
File Name: De La Vega Central\_SP-8.dwg  
Not for regulatory approval, permitting, or construction



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